

THE CITY OF CLAYTON

Board of Aldermen
City Hall – 10 N. Bemiston Avenue
December 15, 2015
7:00 p.m.

Minutes

Mayor Sanger called the meeting to order and requested a roll call. The following individuals were in attendance:

Aldermen: Cynthia Garnholz, Mark Winings, Joanne Boulton, Alex Berger III, Rich Lintz, and Ira Berkowitz.

Mayor Sanger
City Manager Owens
City Attorney Heinz

Alderman Boulton moved to approve the December 8, 2015 minutes. Alderman Winings seconded.

The motion to approve the minutes passed unanimously on a voice vote.

PUBLIC REQUESTS AND PETITIONS

None

AN ORDINANCE TO CONSIDER APPROVING A MODIFICATION TO THE MUNICIPAL TRAFFIC CODE RELATED TO PROHIBITED PARKING NEAR FIRE HYDRANTS

City Manager Owens reported that during recent discussions regarding restricting parking in residential neighborhoods, it was suggested that parking could be allowed closer to fire hydrants.

The Fire Department has evaluated the space needed to access a fire hydrant and determined that only five (5) feet is needed on each side of a fire hydrant for adequate access.

The Fire Department is therefore recommending the Board of Aldermen adopt revised parking restrictions such that the prohibited parking distance near fire hydrants be reduced from fifteen (15) on each side of a hydrant to five (5) feet on each side.

Should the Board of Alderman desire to proceed with the proposed revised restriction, an ordinance has been prepared to do so.

Passage of this ordinance would be necessary to codify the proposed revised restriction on the parking near fire hydrants.

Recommendation is to approve the ordinance codifying the revised restriction on the parking near fire hydrants.

In response to Mayor Sanger's question, Assistant Chief Mercurio explained that the International Standard requires a three foot diameter around a fire hydrant and the parking requirements are per the traffic code.

Alderman Garnholz introduced Bill No. 6533, an ordinance to consider approving a modification to the Municipal Traffic Code, Chapter 350, Parking Regulations related to Prohibited Parking Near a Fire Hydrant to be read for the first time by title only. Alderman Winings seconded.

City Attorney Heinz reads Bill No. 6533, an Ordinance Amending the Traffic Code of the City of Clayton, Missouri, Relating to Vehicle Parking Regulations for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Garnholz moved that the Board give unanimous consent to consideration for adoption of Bill No. 6533 on the day of its introduction. Alderman Winings seconded.

The motion passed unanimously on a voice vote.

Alderman Garnholz introduced Bill No. 6533, an ordinance to consider approving a modification to the Municipal Traffic Code, Chapter 350, Parking Regulations related to Prohibited Parking Near a Fire Hydrant to be read for the second time by title only. Alderman Winings seconded.

City Attorney Heinz reads Bill No. 6533, an Ordinance Amending the Traffic Code of the City of Clayton, Missouri, Relating to Vehicle Parking Regulations for the second time by title only.

Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; and Mayor Sanger – Aye. The bill was adopted and became Ordinance No. 6404 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING EASEMENT AGREEMENTS TO FACILITATE CONSTRUCTION OF CERTAIN IMPROVEMENTS RELATED TO THE OPUS REDEVELOPMENT PROJECT LOCATED AT 25 N. CENTRAL

City Manager Owens reported that Opus Development has requested both aerial and subsurface easements to facilitate construction of their new development adjacent to City rights-of-way at 25 North Central Avenue. The easements are: (a) a temporary aerial easement for a construction crane within the site with an operational radius that extends into air space above our right-of-way, and (b) a permanent subsurface easement for the placement of tieback/shoring walls. These easements are illustrated in the attached Exhibits in the Easement Agreement.

Both Public Works and the City Attorney have reviewed and approved the attached easement titled Easement Agreement.

Staff recommendation is to approve the ordinance approving the Aerial and Subsurface Easement Agreement.

In response to Alderman Garnholz's question, City Manager Owens and John Wulf, Public Works explained that the staging area for the cranes will be located on the construction site property and right-of-way areas. The easement will allow for the crane (overhead) to "swing" out over the street area. John Wulf pointed out on the exhibit (provided in the Board's packet) the location of the staging area.

In response to Mayor Sanger's question, John Wulf pointed out the areas of the utilities and explained that the contractor will also make the call to "One Call" to determine the location of underground utility lines.

In response to Aldermen Boulton's and Winings questions, John Wulf briefly explained the construction detail of the "tie backs" adding that they are temporary until a permanent wall is constructed. City Manager Owens confirmed that this is a common technique used in construction.

In response to Alderman Boulton's question, Mark Winchell, Senior Project Manager, Opus Development, stated that plans are on schedule and that they have not discovered any "surprises" as of date.

Alderman Garnholz introduced Bill No. 6534, an ordinance to approve underground and tower crane easement agreements for 25 North Central Avenue (Opus Development Project) to be read for the first time by title only. Alderman Winings seconded.

City Attorney Heinz reads Bill No. 6534, an Ordinance Approving an Easement Agreement for Certain Improvements for the Opus Group Redevelopment Project at 25 North Central for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Garnholz moved that the Board give unanimous consent to consideration for adoption of Bill No. 6534 on the day of its introduction. Alderman Winings seconded.

The motion passed unanimously on a voice vote.

Alderman Garnholz introduced Bill No. 6534, an ordinance to approve underground and tower crane easement agreements for 25 North Central Avenue (Opus Development Project) to be read for the second time by title only. Alderman Winings seconded.

City Attorney Heinz reads Bill No. 6534, an Ordinance Approving an Easement Agreement for Certain Improvements for the Opus Group Redevelopment Project at 25 North Central for the second time by title only.

Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; and Mayor Sanger – Aye. The bill was adopted and became Ordinance No. 6405 of the City of Clayton.

AN ORDINANCE TO CONSIDER APPROVING A CONTRACT WITH WALKER PARKING CONSULTANTS FOR PARKING STUDY SERVICES

City Manager Owens reported that staff is requesting approval of a contract for parking study services. A copy of the request for proposals is attached to this memo. The response from the recommended firm is also attached.

The need for a parking study was identified in the 2010 Downtown Master Plan. The Master Plan recommended to the City that it “Undertake a comprehensive parking study to access utilization and promote shared parking in key locations to facilitate infill and appropriately scaled downtown development.” The most recent completed parking study was written in 1995.

The City issued a request for proposals (RFP) on October 16, 2015. Six bids were received by 3:00pm November 20, 2015, the stated deadline. The bid tabulation is attached. Staff is recommending that the City enter into a contract with Walker Parking Consultants for parking study services in accord with the RFP and Walker Parking Consultants response thereto.

Walker Parking Consultants was selected over others based on their experience and work product. The firm has been in business for 50 years. They have produced parking studies for Addison, Texas; Boston, Massachusetts; Madison, Wisconsin; and Seattle, Washington.

The General Fund has \$100,000 budgeted for parking study services. The contract presented is for \$95,000.

Staff recommendation is to approve the ordinance authorizing a contract with Walker Parking Consultants in the amount of \$95,000 for parking study services.

In response to Alderman Garnholz's question, City Manager Owens expressed his concern about including Wydown Boulevard and Hanley Road because he feels it would slow down the process. If the selected company, Walker Parking Consultants, were to do a good job than the City could request that they do an additional project – Wydown and Hanley which would be a very small study compared to the current request.

In response to Alderman Berkowitz's request to see a copy of the 1995 Parking Study, Gary Carter said that he will provide a copy to the Board.

Mayor Sanger commented that upon reviewing Walker Parking Consultant's presentation, he was impressed by their professionalism to cover all questions that he had within the materials adding that the company has performed a lot of jobs around the St. Louis region.

Alderman Garnholz introduced Bill No. 6535, an ordinance to approve a contract with Walker Parking Consultants for parking study services for the first time by title only. Alderman Winings seconded.

City Attorney Heinz reads Bill No. 6535, an ordinance Authorizing the City Manager to Execute an Agreement with Walker Parking Consultants in Connection with Parking Study Services for the first time by title only.

The motion passed unanimously on a voice vote.

Alderman Garnholz moved that the Board give unanimous consent to consideration for adoption of Bill No. 6535 on the day of its introduction. Alderman Winings seconded.

The motion passed unanimously on a voice vote.

Alderman Garnholz introduced Bill No. 6535, an ordinance to approve a contract with Walker Parking Consultants for parking study services for the second time by title only. Alderman Winings seconded.

City Attorney Heinz reads Bill No. 6535, an ordinance Authorizing the City Manager to Execute an Agreement with Walker Parking Consultants in Connection with Parking Study Services for the second time by title only.

Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; and Mayor Sanger – Aye. The bill was adopted and became Ordinance No. 6406 of the City of Clayton.

A MOTION TO CONSIDER APPROVING THE DISPOSAL OF RECORDS

City Manager Owens reported that As the Board is aware, it is the recommended guideline of the Secretary of State to formally approve the disposition of records at the Board of Aldermen level. The following departments are proposing to dispose of the records listed:

Fire Department

FY12 and older – Narcotic Logs

Parks and Recreation Department

FY05 - CRSWC Goal Team Member Info

FY05 to FY09 Sports Files

FY09 - CRSWC Daily Cash Reconciliation

FY09 - Emergency Contact

FY10 - Outdoor pass receipts (pool, tennis center, ice rink and tennis/pool combo passes)

FY10 - Receipts, program and chance cards

FY10 - Administration Time sheets, absence requests, and sub/leave early

FY10 - CRSWC Daily Cash Reconciliation

FY10 - Kid Center Attendance Sheets

Based on the Board's past discussions, staff has reviewed the records and confirmed that these are materials that meet the retention schedules set forth by the Secretary of State and that these records are no longer needed by staff. We have also verified that this list does not contain any records we would consider to be of an "historical" nature.

Recommendation is to approve a motion to dispose of the records listed above.

Alderman Garnholz moved to approve the disposal of records as listed. Alderman Winings seconded.

The motion passed unanimously on a voice vote.

BOARD UPDATE ON STATUS OF 2015 RETREAT AND *C THE FUTURE* INITIATIVES

City Manager Owens updated the Board on the progresses made to accomplish 2015 BOA Retreat and *C the Future* strategic initiatives as listed in the report provided in the Board packet.

Other

Alderman Garnholz reported on the following:

- City of Chesterfield Recycling Challenge –
 - Previously shared (electronically) a flyer with regard to a recycling challenge proposed by Chesterfield and would like the City to research providing the same service to Clayton. Suggested including a Styrofoam recycling program; encourage the restaurants to end using Styrofoam food storage products. Suggested topic for the Sustainability Committee. Alderman Berkowitz added that the City of Kirkwood currently has a Styrofoam recycling drop-off location.
- St. Louis County Municipal League
 - The League voted unanimously for funding towards the lawsuit to challenge St. Louis County's police bill.

Alderman Boulton reported on the following:

- Attended the Police Department Commendation Ceremony. Very impressive to hear about Clayton's two officers, Officer Stephens, and Cpl. Zunniga, who were recognized for saving a young girl's life.

Alderman Lintz reported on the following:

- Sustainability Committee
 - The Committee met the last two meetings under the direction of the new chair, Pam Fournier. The members brainstormed and expressed interests in hearing what other cities are doing. Katherine Werner, Director of Sustainability, St. Louis City, gave a presentation on all the programs the City has put in place. One in particular that highlights the impact they are having is the City's *Milkweed for Monarch's: The St. Louis Butterfly Project*. It was very impressive. The program is a way to engage the citizens by getting them more involved in sustainability. He reported that when the program first launched they started with 50 sites, but it has now grown to approximately 220 sites throughout the city.

Alderman Berkowitz added that the members brainstormed and collected very good ideas for the group to begin working.

- Received P&Z Certificate after completing training at UMSL.

Alderman Berkowitz reported on the following:

- Attended the Moorlands Association Meeting last week, it was very positive and a good meeting. The group was in agreement to start out as a communications and networking organization and they have expanded the association to include the Audubon through Hanley and Clayton Road through Wydown areas.
- The Clayton Century Foundation-Major Events group met today.

Mayor Sanger reported that the April 5, 2016 election filings for the mayoral seat opened today.

Alderman Berkowitz moved that the Board adjourn to a closed meeting, with a closed vote and record, as authorized by Section 610.021(1), (2) and (3) Revised Statutes of Missouri, relating to legal issues, real estate and/or personnel, and to discuss matters related to negotiation of a contract pursuant to Section 610.021(12), RSMo. and/or proprietary information pursuant to Sec. 610.021(15), and/or information related to public safety and security measures pursuant to Section 610.021(18) and (19) RSMO. Alderman Lintz seconded the motion.

Alderman Garnholz – Aye; Alderman Winings – Aye; Alderman Boulton – Aye; Alderman Berger – Aye; Alderman Lintz – Aye; Alderman Berkowitz – Aye; and Mayor Sanger – Aye.

There being no further regular business the meeting was adjourned at 7:40 p.m.

Mayor

ATTEST:

City Clerk